

Newfields Planning Board Meeting  
November 19, 2015

**Attendance:** Chairman Jeff Feenstra, John Hayden, Mike Price, Bill Meserve, Alternate Keith Rowe and Town Planner Clay Mitchell.

Absent from the meeting was Mike Todd, Alternate Scott Wachsmuth, Clerk Sue McKinnon.

Chairman Feenstra called the meeting to order at 7pm.

**Alison Watts – Results of Nitrogen Study**

Dr. Watts presented a massively hefty and voluminous report from the WISE program - this was just a draft. Dr. Watts reviewed the progress of the work and the results and handed out a summary of the project and program. Focus on the major findings in light of soon to be coming more stringent requirements on storm water management and nitrogen. The next topic was some recommendations for action to keep Newfields ahead of the curve. First project component was an extensive model to show the impacts of nitrogen and then looked at technologies and costs and benefits of these technologies in pursuit of mitigating impacts.

Dr. Watts reviewed the Major findings related to Nitrogen sources – 24% of area contributes about 50% of the Nitrogen. Report focused on the 3 main communities but found that we need to engage additional communities to lower the Nitrogen to the EPA's hopes. Testing for finding the loads is very expensive and this project is attempts to model it from existing data without the heavy expense. The measurements from the wastewater plants are very well-known. The plants contribute 30% to the Bay, for Newfields the plant contributes 50% of the Town's impact. The major findings break down the impacts and areas that contribute to Nitrogen as well as the way to reach the reductions.

The next findings showed strategies and their cost-effectiveness for mitigating impacts.

The Board had many questions regarding the potential for regulations and changes to help reduce the Nitrogen impacts from land uses under their jurisdiction. The Board also inquired about the costs for plant upgrades and the potential.

Develop a plan for the Town of Newfields moving forward, Craig Curtin and James Hayden presented a proposed Senior Capstone project in the Town of Newfields. The handout delivered to the Board included a nine item strategy for developing a plan to help the town. Program would be based on the Board's input and estimate the cost for a wide range of solutions. Included in the program would be education and outreach. Tracking and monitoring would be included as well.

Need funds to complete mapping and budget amount to cover this.

There was discussion about the funding the project and make this financing available.

The Board reviewed the status of the trust fund for the storm water mapping and requested the Selectmen to initiate the article again.

The Board expressed interest in learning about new septic system technology and other information as part of the project.

The Board discussed potential project sites.

They will be back to discuss more on the project.

### **Update on CIP**

Mr. Hayden suggested that with the CIP we can set up the accounts necessary to start saving the money and educate the town's people about what long-term plans for saving money and expending this money in a manner that does not result in punctuated impacts to the budget. With this process, the town, if it embraces the process we can have stable budgets and plan for large capital expenditures without huge impacts

The Board discussed adding people from outside the Planning Board on the committee. The Planner recommended a small functional committee. Mr. Hayden and Mr. Price volunteered to be on it. The Board asked if this could be placed on the Town website and/or through the Town email blast system. The Planner was directed to communicate with Sue to make this happen.

### **6 Main Street Discussion Listing on MLS**

The Planner asked for guidance to recommend enforcement for the Board of Selectmen to follow State law on offering to sell or transfer property in an unapproved subdivision. Bill M moved, Jeff seconded vote 4-0-1 (Hayden abstained).

### **Proposed Zoning Ordinance Amendments 2016**

#### Floodplain Ordinance

The planner reviewed the updates as required by FEMA. Mr. Hayden moved, Seconded Mr. Price – 5-0 to put on 2016 Town Meeting Warrant.

#### Accessory Apartment

The Board reviewed the amendment language. The Board was worried about continuing accessory apartments turning into duplexes. Kent Lawrence spoke that he was worried about enforcement and monitoring. There was some discussion about if it is not a problem, do we want to really be that intrusive.

Mr. Lawrence felt that although we probably have an appropriate system, the monitoring of the situation he felt clumsy and inadequate.

Mr. Price moved to place on the Town Meeting Warrant 2016 Second Mr. Hayden. 5-0 passed.

### **Adjourn**

Hayden moved, Price seconded – all in favor 8:31

Yours Truly,

Sue McKinnon